

# Property Summary



## PROPERTY DESCRIPTION

Positioned along the highly traveled Augusta Road corridor in the rapidly expanding Port Wentworth market, this  $\pm 0.86$ -acre site presents a compelling rezoning and redevelopment opportunity. While currently zoned residential (R-1), preliminary discussions with city officials indicate strong potential for rezoning to commercial, consistent with the surrounding land uses. The property is bordered by established commercial development, making it a logical extension of the existing commercial corridor.

The site benefits from excellent visibility and access along Augusta Road, with close proximity to Interstate 95, Highway 21, the Georgia Ports Authority, Gulfstream Aerospace, and major industrial distribution hubs. This strategic location places the property within one of the fastest-growing logistics and residential growth areas in the Savannah MSA.

Utilities including water and sewer are available, and the relatively level topography enhances development feasibility.

Additionally, the adjacent property owner has expressed willingness to sell, creating the potential for assemblage of approximately  $\pm 1.75$  acres. This expanded footprint significantly increases flexibility for retail, medical, office, quick-service restaurant (QSR), or other neighborhood commercial uses (subject to rezoning).

## PROPERTY HIGHLIGHTS

- $\pm 0.86$  Acre Site with Assemblage Potential to  $\pm 1.75$  Acres
- Located Along Augusta Road Growth Corridor
- Strong Potential for Commercial Rezoning (Subject to Approval)
- Surrounded by Established Commercial Uses
- Close Proximity to I-95, Highway 21 & Georgia Ports Authority
- Minutes from Major Employers Including Gulfstream & Regional Distribution Centers
- Water and Sewer Available
- Rapid Residential & Industrial Growth in Port Wentworth
- Ideal for Retail, Medical, Office, or QSR Development (Subject to Rezoning)
- Strategic Infill Location Positioned for Commercial Expansion
- High Growth Savannah MSA Submarket

## OFFERING SUMMARY

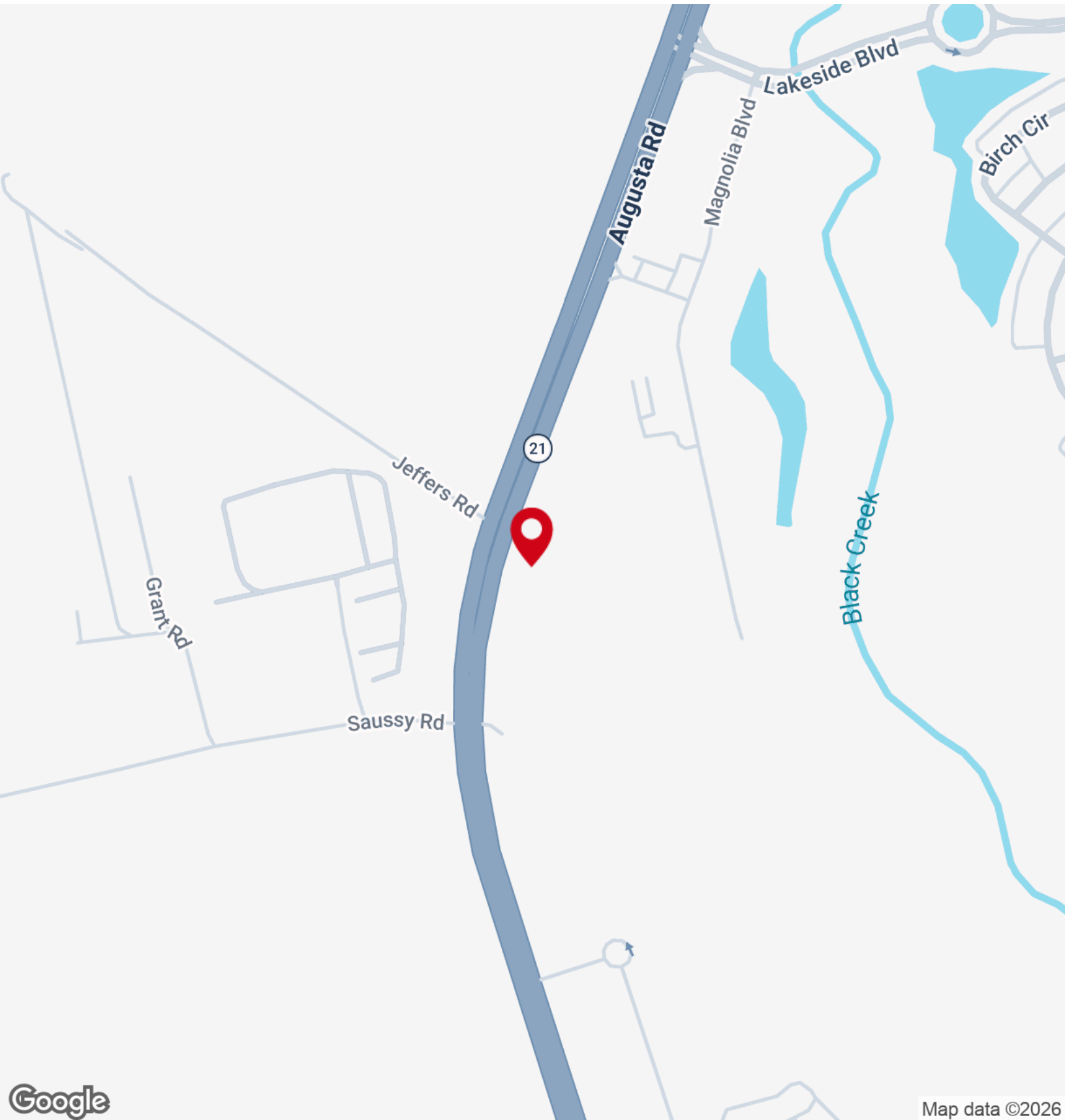
Sale Price:	\$280,000
Lot Size:	0.86 Acres

387 AUGUSTA ROAD | PORT WENTWORTH, GA

# Additional Photos



# Location Map



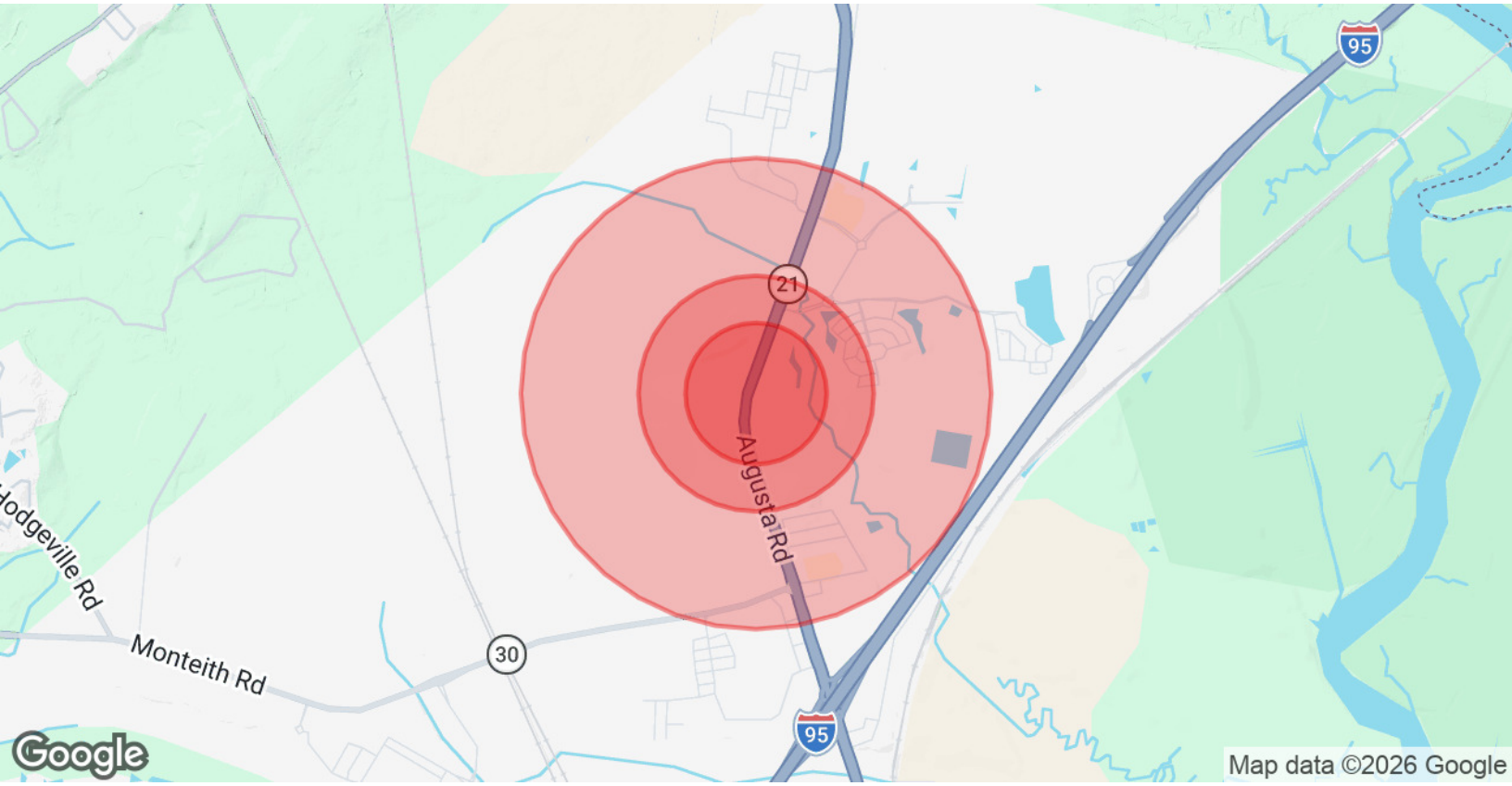
Map data ©2026

# Retailer Map



Map data ©2026 Google

# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	168	743	2,420
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	338	1,038
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$82,824	\$82,804	\$85,746
Average House Value	\$243,466	\$243,640	\$235,975

2020 American Community Survey (ACS)

# Advisor Bio 1



SHANE LITTS

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## PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

## EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

## MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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